

Minutes

Joint Selectmen - Planning Board

Meeting

March 13, 1969

Present were: C. Evans H. Hosmer F. Smith R. Thompson
 T. Herndon J. Macone D. Spaulding

D. Bickford - J. A. Taylor for the Selectmen

Messrs William Ryan of Lincoln, Joseph Winn of Belmont, and Robert Lyon were present as representatives of the Carlisle Center Trust to outline their proposal for a Post Office - commercial building complex on the vacant lot next to the Foss service station. Mr. Ryan noted that Mr. Winn was a Trustee in the organization, and Mr. Lyon was taking care of rentals and management of the building operation. Mr. Ryan noted that the lot was in excess of 29,000 square feet in area, and his building covered an area of approximately 5,000 square feet, with there being about 4,500 square feet additional in office space on the second floor. He explained that the Colonial design of the building's exterior was intended to fit with the architecture of many other buildings in the Center, and that the building layout, area, parking lot area and building height were all designed to fall within the limits set forth in the Town By-Laws. In addition to the nearly 1,100 square feet in the Post Office area, there were two ground floor shop spaces of 500 square feet each, one shop space of 650 square feet, one of 925 and a fifth of 1,850 square feet. On the second floor, five offices, varying in size from 380 to 2130 square feet were proposed. Mr. Ryan noted that all office space upstairs and one shop area had been spoken for by one organization. Also, he commented that a bank, a laundry-dry cleaning firm, a food store group and a drug concern had all expressed considerable interest in taking the remaining space on the first floor. Mr. Ryan concluded by noting that his agreement with the U.S. Post Office Dept. was to have the P.O. constructed by Fall, and that this portion of the building would probably be built first.

A question was raised about how many parking spaces were planned, and the approximate total was given as 36 to 40 total, with 15 in the rear, 15 along the side of the lot, and 6 - 10 in front of the stores, depending on how much space would be needed for access. Mr. Ryan noted that his group had tried to leave sufficient space along the northern boundary to provide access for the proposed By-Pass, assuming that half of the 40 foot wide By-Pass would lie on the adjoining property. Mr. Bickford asked what plans were available for the water and sewerage aspects. Mr. Ryan answered that their engineers were in the process of drawing up such plans, but that they were not available. Mr. Ryan noted that he hoped to be able to use a well across the street as a water supply, since this well already supplied several buildings in the Center, and has a 17 gallon per minute flow, which he felt was adequate for all buildings, existing and those proposed. Mr. Bickford said that such an arrangement would have to be considered from several points of view, and it would be a more clear-cut arrangement to drill a new well on the property that the Post Office was to be built on. Mr. Nilson, the Health Inspector, asked if Mr. Ryan

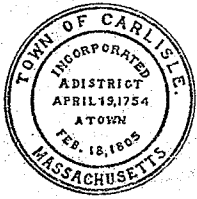
proposed to place his leaching field beneath the surfacing of the parking area or locate it elsewhere. Mr. Ryan said that they desired to put the sewerage facilities under the parking area, but that they "controlled" other land adjacent to this lot and such leaching beds could be put there. Mr. Bickford asked if that land was not behind the so-called Green House. Mr. Ryan said that it was, but that if a leaching bed or leaching bed extension were required in that area, it would not conflict with such facilities for the Green House, as they were located elsewhere on the property. Mr. Bickford noted that it appeared that there were a number of uncertainties regarding the sanitary facilities and water supply, and that the Board of Health would have to see Mr. Ryan's definitive plans for these facilities and check them against the State and the Town's health regulations before any definitive action could be taken. Mr. Ryan said that he planned to provide the Board of Health (Selectmen) with all his engineering data as soon as it was available, and hoped that they could work closely with the Town in achieving mutually satisfactory solutions to whatever problems might arise in these, or other areas. Mr. Herndon noted that the Planning Board desired a copy of a larger plan which Mr. Ryan had, with suitable outlines of the lot and building in relation to the Center. Mr. Ryan said that he would provide such a map. Mr. Herndon commented that the Planning Board would consider the impact of the area on the road-traffic situation, and discuss any changes it might desire with Mr. Ryan in the near future.

The Planning Board and Selectmen then discussed forming a joint committee to place priorities on repair and rebuilding of existing Town Ways. Both groups were agreeable to the proposal, and said that they would select a representative to the two man committee in the near future.

Mr. Herndon gave each of the Selectmen copies of the revised Rules and Regulations and briefly summarized the major changes that had been made. Finally, both groups discussed the setting up of a multi-representative meeting of representatives from the Planning Board, Selectmen, Conservation Commission, School Committee and Finance Committee to discuss land acquisition scheduling for the coming years. It was decided to have such a meeting in the latter part of April.

Respectfully submitted,

Terry O. Herndon



Town of Carlisle

MASSACHUSETTS 01741

TERRY O. HERNDON, Clerk
Hillside Drive
CARLISLE, MASS.

Office of PLANNING BOARD

R E V I S E D

A G E N D A

Joint Planning Board - Selectmen

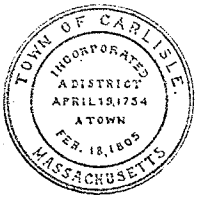
Meeting

Thurs. March 13, 1969

8:00 p.m.

Selectmen's Office

1. We have received the architect's plans for the Post Office-Store-Office complex which is proposed for the lot next to the Foss service station. It therefore seemed worthwhile to have a joint meeting with the Selectmen, and invite Mr. Ryan, the developer, and his realtor and architect to discuss the entire proposal.
2. The Selectmen and Planning Board should also discuss the formation of a joint committee to establish major road repair priorities. We talked about this six months ago, but no action has been taken. Also, if any other matters which the two groups should take up together occur to anyone, please be prepared to bring them up at the meeting.
3. Perhaps the Planning Board should inform the Selectmen of the major revisions to our Rules and Regulations at this time.
4. We should also discuss a meeting of representatives of the Conservation Commission, Planning Board, Selectmen for planning purposes.



Town of Carlisle

MASSACHUSETTS 01741

TERRY O. HERNDON, Clerk
Hillside Drive
CARLISLE, MASS.

Office of
PLANNING BOARD

A G E N D A

Planning Board Meeting

Thurs. March 13 1969

8:00 p.m. - Selectmen's Office

1. Possibly we will hear from Moore or Maio on their subdivision plans.
2. Discuss one additional change in the Rules and Regs as suggested by C. Evans.
3. Data on Post Office building may be available by meeting time.
4. J. Maccone's By-Pass plan revision (to show houses near the By-Pass) will be done and further discussion of this project should be carried on.
5. Aerial photographs, when and what kind?
6. If possible and if time permits, I would like for the Board to begin thinking and discussing its role in Town affairs, and what if any changes might be useful to the community.
7. Executive Session

8. *Legislation*

[Handwritten signatures and initials at the bottom of the page]